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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

VMRDA- CHANGE OF LAND USE FROM RESIDENTIAL LAND USE TO COMMERCIAL LAND USE TO A NET EXTENT OF 977.14 SQ.MTS AFTER DELETING THE ROAD WIDENING AREA OF 195.90 SQ.MTS IN T.S.NO.157/P IN BLOCK NO.7 AND TS.NO.142/P IN BLOCK NO.5 OF MAHARANIPETA WARD, VISAKHAPATNAM APPLIED BY SRI G.V.S.BHARAT & SRI G.V.S.KAMAL.

[Memo No.844326/M1/2019, Municipal Administration & Urban Development (M) Department, 27th March, 2019.]

NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Metropolitan Region Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site bearing D. No. 14-37-3 falling in T. Sy. No. 157/part in Block No. 7 & T. Sy. No. 142/p in Block No. 5 of Mharanipeta Ward, Visakhapatnam Urban (M), Visakhapatnam District, admeasuring the net area of 1168.69 Sq. Yds OR 977.14 Sq. Mts. The boundaries of which are given in the scheduled below which was earmarked for Residential use in Visakhapatnam Metropolitan Region of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Commercial land use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to the following conditions:-

1. the applicant shall handover the site affected in MP road widening to the local body through registered gift deed at free of cost.
2. the applicant shall pay the development / conversion charges to the Visakhapatnam Metropolitan Region Development Authority.
3. the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
6. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing Sarada Bala Vihar building bearing D.No. 14-35-5 of Maharanipeta Ward, Visakhapatnam Urban (M), Visakhapatnam District.
East : Existing building bearing D.No. 14-36-1 of Maharanipeta ward, Visakhapatnam Urban (M), Visakhapatnam District.
South : Existing 50'(15.24 Mts) wide road proposed to 25 Mts wide M.P Road
West : Zilla Sainik Welfare office bearing D.No. 14-37-2 of Maharanipet Ward, Visakhapatnam Urban (M), Visakhapatnam District.

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT